

PUBLIC HEARING REPORT

G-1: Hogan Street

APPLICANT: City of Houston Planning & Development Department

LAMBERT: 5319

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 2

COUNCIL DISTRICT: H

PROPOSAL:

The City of Houston Planning & Development Department is requesting the reclassification of Hogan Street (from N Main Street to Cochran Street) and Lorraine Street (from Cochran Street to Elysian Street) from Major Collector Streets with four lanes and 70' right-of-way to Major Collector Streets with two lanes and 50-70' right-of-way on the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

Hogan Street and Lorraine Street function as a contiguous Major Collector Street through the Near Northside Super Neighborhood. The current designation of 70' right-of-way requires new developments to dedicate substantial portions of their frontage to meet the specified width. New development regulations, devised in close consultation with community members through the Walkable Places project, are slated to take effect within the year. Reclassifying the right-of-way to its current width of 50-65' harmonizes the Major Thoroughfare and Freeway Plan with this new framework.

Additionally, this segment of Hogan and Lorraine Streets is slated to be reconstructed by Houston Public Works through an upcoming Capital Improvement Plan (CIP) project. A major function of the Major Thoroughfare and Freeway Plan is conserving sufficient right-of-way to meet the needs of projects such as these. This project will not widen the right-of-way beyond its current designation of 50-65', thus, reclassifying the right-of-way on the Major Thoroughfare and Freeway Plan brings the classification in line with future needs.

RECOMMENDATION:

APPROVE the reduction of right-of-way from 70' to 60' and reduction in lanes from 4 to 2.

Justification:

After analysis and interdepartmental review, staff remain supportive of a general reduction in the right-of-way requirements for this segment. Most parcels fronting this corridor are relatively narrow; requiring a dedication of 5'-10' feet, in addition to setback requirements, would render many of them undesirable for development. Through the Walkable Places and Complete Communities initiatives, P&D staff have worked with the surrounding community to identify ways to encourage context-sensitive development along this commercial corridor. Reducing the right-of-way requirements through this segment will help to support that goal.

Staff recommend a limited right-of-way reduction to 60', as compared to the original request to reduce to current extents. The only segment where the right-of-way is currently narrower than 60' is a roughly three-block segment where the right-of-way measures 50'. After conferring with Public Works staff in both Capital Planning and Operations, P&D staff consider this segment to be particularly constrained. A wider right-of-way of 60' allows for a wider pedestrian realm, along with flexibility in the placement of utilities. Staff overseeing the proposed Walkable Places framework support a wider right-of-way for this limited segment.

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STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by Houston-Galveston Area Council (HGAC) was conducted for the MTFP amendment proposal area. According to the HGAC data, the population of the surrounding area is expected to grow by 92% percent from 2015 to 2040, which is significantly faster than expected population growth for the City of Houston and ETJ. Job density is expected to roughly double in the area through 2040 with a change of 97% percent.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	10,102	2.0		2,217	0.4	
2020	12,500	2.5	23.7%	2,876	0.6	29.7%
2025	14,610	2.9	16.9%	3,446	0.7	19.8%
2030	16,081	3.2	10.1%	3,932	0.8	14.1%
2035	18,587	3.7	15.6%	4,052	0.8	3.1%
2040	19,226	3.8	3.4%	4,372	0.9	7.9%
2045	19,388	3.8	0.8%	4,372	0.9	0.0%
Change (2015 to 2045)	9,286	1.8	91.9%	2,155	0.4	97.2%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 10 Traffic Analysis Zones (TAZ) encompassing approximately 5,055 acres around the proposed amendment.

Land Use and Platting Activity

Land use is primarily commercial, with some industrial, civic, housing and religious uses throughout. Sherman Elementary School, at least two churches and a fire station are located adjacent to or within close proximity to the corridor.

While little platting activity is going on directly adjacent to the corridor, larger developments are underway nearby. Hardy Yards, a 43-acre General Plan for mixed-use development at Burnett & North Main.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Hogan Street Townhomes	3/03/2016	Single Family Residential	0.23	4
Villas at Hogan	11/14/2013	Single Family Residential	0.34	8

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Right of Way (ROW) Status

Both Hogan and Lorraine are classified as major collectors with 2 lanes and 70 feet of right-of-way. Existing pavement width is 34 feet.

Spacing

